

Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
chartered surveyors | estate agents | property managers



21 Pen Y Bryn Terrace, Efailnewydd, LL53 5TL

£129,950

- End of Terrace Cottage
- Ripe for Refurbishment
- Two Bedrooms
- Small Rural Village
- 2 Miles to Pwllheli
- Large Rear Garden



21 Pen Y Bryn Terrace, Efailnewydd, LL53 5TL

Tudor Estate Agents & Chartered Surveyors are delighted to offer for sale this end-of-terrace cottage, situated in a convenient village centre location and only about 2 miles from Pwllheli.

Pwllheli is a thriving market town and popular seaside resort on the south side of the glorious Llyn Peninsula, boasting excellent amenities including a leisure centre, golf course and marina.

The accommodation offers great potential and is ripe for refurbishment. It briefly comprises: Hall, Lounge, Kitchen, Two Bedrooms and Bathroom. To the rear is a garden, accessed via a right-of-way footpath.

GROUND FLOOR

Hall

Stairs to first floor. UPVC double glazed front door.

Lounge 9'6 x 15'0 (2.90m x 4.57m)

Fireplace. Night storage heater. UPVC double glazed window, Door to:

Kitchen 15'0 x 9'0 (4.57m x 2.74m)

Single drainer stainless steel sink unit. Plumbing for washing machine. Single glazed timber window and door. Pantry cupboard.



FIRST FLOOR

Landing

Cupboard over the stairs. Airing cupboard with cylinder.

Rear Bedroom 13'5 x 9'0 (4.09m x 2.74m)

Night storage heater. 'L' shaped room. Maximum measurements.

Bathroom 7'0 x 5'3 (2.13m x 1.60m)

Panelled bath with electric shower over. Low level .W.C. Pedestal washbasin.



Front Bedroom 12'4 x 9'6 (3.76m x 2.90m)

Two UPVC double glazed windows.

OUTSIDE

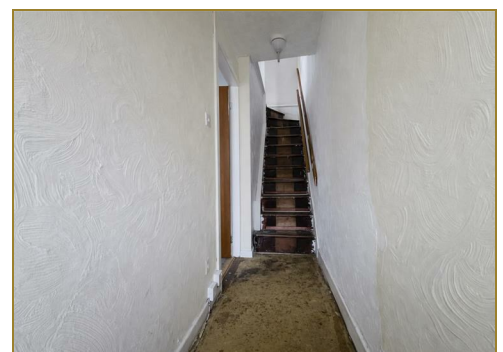
Garden at the rear, approached by a footpath (by right of way). Plan available on request.

SERVICES

We understand that mains water, electricity and drainage are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

We understand that the property is freehold with vacant possession available on completion.



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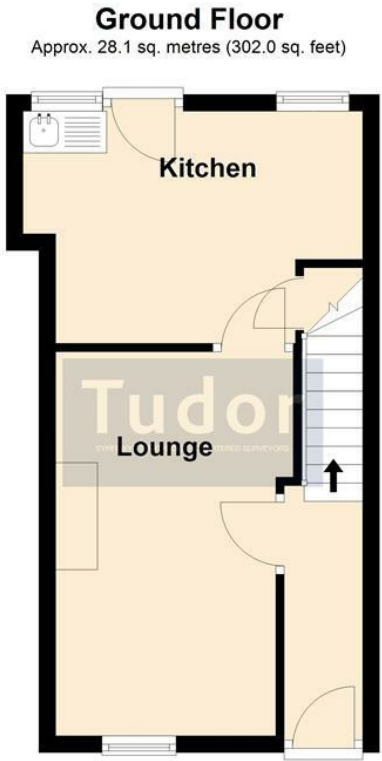
Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

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Total area: approx. 56.1 sq. metres (604.3 sq. feet)

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Plan produced using PlanUp.



From Pwllheli proceed North West on the A497. At Efailnewydd turn right (onto B4415). 21 Pen Y Bryn is then immediately on the right. O.S Ref: SH 350 - 359. Sat Nav Ref: LL53 5TL. (Please note that your sat nav reference is based on the postcode which, in a rural area, can cover a large geographic area. Please follow the directional note for the latter part of your journey).

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-101) A			(92-101) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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